

Bere Ferrers Parish Council

At a meeting of the Plans & Highways Committee meeting held in the Council Chambers on Tuesday 6th June 2023.

Present

Cllr. R. Maycock	Chair of the Committee
Cllr. B. Lamb	Cllr. C. Shaw
Cllr. E. Wager	

57. Apologies

Apologies were received from Cllrs. Crozier and Maciejowska. The Committee accepted their apologies.

58. Declaration of Matters of Interest

Cllr. Wager declared an interest in application 1492/23/HHO.

59. Notification of items for information at the discretion of the Chair. No action can be taken on these items.

Cllr. Maycock – in regards to the discussion on charging commercial businesses to use the recreational fields, he will hopefully be attending the Open Spaces Meeting on 13th June to share his thoughts on the matter.

60. Matters Arising from the minutes from 2nd May 2023

The minutes were adopted and approved at a Council meeting held on Tuesday 30th May 2023.

Matters Arising

Minute No 648

Discussions took place on the resurfacing of the road from Orstocks to the Gravity Head junction. The CEO of Devon Highways had replied to the Clerk on 25th May 2023, stating 'The road is in the programme for patching next week and will be surface dressed at a date yet to be determined.' It was discussed that the road has been marked out, but the patching has not been done. The Clerk was asked to reply copying in Cllr. Philip Sanders, Cllr. Stuart Hughes and the Gulworthy Parish Clerk stating the patching has not been completed and please advise of the date work carried out.

Cllr. Lamb will also report three pot holes on the road on the Devon Highways website.

The Council had also been advised by Devon Highways on the 31st March 2023, that their request to add The Down to the gritting route had been added to a list for review. The Clerk to chase up when the review would be taking place.

61. To deal with Planning applications for comment. Interested parties are invited to comment on applications they have an interest in before a decision is made, at the discretion of the Chair.

4079/22/HHO Mrs Jean Cross, 31 Cornwall Street, Bere Alston, PL20 7BE
Householder application for extension of terraced house and construction of new garden office & store.

After discussions, the Committee had no objections to the planning application.

Comment: The Council have no objection to the planning application.

1212/23/HHO Catherine Newell Price, the Hayloft, Bere Alston, PL20 7BU
Householder application for new openings at ground floor level and replacement windows.

After discussions, the Committee had no objections to the planning application.

Comment: The Council have no objection to the planning application and are happy to support.

1492/23/HHO 51 Thornfield, Fore Street, Bere Alston, PL20 7AB
Householder application for extensions & solar panels to rear

After discussions, the Committee had no objections to the planning application.

Comment: The Council have no objection to the planning application.

1649/23/HHO Mr Nicholas Clegg, Gable End, Hole Holes, Bere Alston, PL20 7BP
Householder application for replacement glazing on garden room & installation of solar panels, parking area widened, new garden access steps & minor alterations to garage (resubmission of 2548/22/HHO).

After discussions, the Committee had no objections to the planning application.

Comment: The Council have no objection to the planning application.

62. Take note of any Planning Applications noted after consideration by the Borough

0036/23/PAA Mr Jeremy Hyde, Great Hatch, Bere Alston, PL20 7HT
Prior approval application for proposed erection of agricultural building 18.0m x 13.80m x 6.0m high to ridge for storage, drying and processing of timber, storage of equipment and associated workers facilities following application.

Decision: Prior Approval Required and Given

1187/23/TCA Mr Peter Kenvin, 3 Stephens Close, Fore Street, Bere Alston, PL7AB
T1 & T2: Sycamore – remove. G1 : Mixed hazel and sycamore – remove branches overhanging garden

Decision: Tree Works No Objection Raised

0096/23/FUL Mr Richard Miles, Ezenridge Farm, Bere Alston, PL20 7ET
To replace a partially derelict agricultural building

Decision: Conditional Approval

1204/23/AGR Mr Philip Rundle, Ferry Farm, Bere Alston, PL20 7EX
Application to determine if prior approval is required for proposed building to cover existing silage pit within farmyard

Decision: Prior Approval Not required

3077/22/FUL Miss Cheryl Haddy – Bere Alston Primary School, Station Road, Bere Alston, PL20 7AU
Replacement of old cast iron fence (retrospective) & proposal for a further new replacement fence with 2-metre-high V mesh system

Decision: Conditional Approval

3397/22/HHO Mr J Outram, The Mount, Station Road, Bere Ferrers, PL20 7JS
Readvertisement (revised drawings) Householder application for proposed entrance porch & reconfiguration of existing drive

Decision: Conditional Approval

63. Enforcement cases to be taken into Part Two

Cllr. Maycock proposed going into Part 2, seconded by Cllr. Shaw.

Cllr. Shaw proposed coming out of Part 2, seconded by Cllr. Wager.

Discussions took place with regards to enforcement cases.

64. Update from HATOC And Devon Highways

The Tavistock/Okehampton Times on the 25th May 2023, was a Devon County Council (West Devon HATOC) (Traffic Regulation) Amendment Order advert, proposing the following:

Devon County Council propose to make this under the Road Traffic Regulation Act 1984 to introduce in BERE ALSTON: Limited Waiting Mon-Sat 12pm-4pm 30 Minutes No Return Within 30 Minutes, on a specified length of Fore Street.

People have been given until 16th June to either comment or object.

An email has been received from the Sustainability Officer at Totnes Town Council, regarding the 20 is Plenty for Devon Campaign, stating that a growing number of Devon Parish Councils are campaigning to make 20mph the default speed limit where people and motor vehicles mix, with 30mph being an exception and they are now contacting those Parish Councils that are not yet involved, to ensure all have an opportunity to participate in this countywide initiative.

The Council have already forwarded what roads in Bere Alston and Bere Ferrers they wish to be 20 mph to Devon County Council. The Clerk to reply to Totnes Town Council giving the Council's support for the campaign.

65. Housing Needs Survey

Cllr. Lamb confirmed that after discussions with Alex Rehaag, Principle Affordable Housing Officer, from West Devon Borough Council she and her assistant will attend the Council meeting on Tuesday 27th June 2023 to discuss further the Housing Needs survey. This will then be followed by a public consultation in Bere Ferrers and Bere Alston, date to be confirmation.

66. Review of the Plans & Highways Committee Terms of Reference

After discussions, it was agreed to add to point 5, 'The Planning Committee may defer major development application to Full Council meetings.

Cllr. Lamb proposed acceptance of the Terms of Reference, with the above amendment, seconded by Cllr. Shaw.

67. Review of Material Planning Considerations

All member of the Committee were given a copy of the current Material Considerations that all Parish Council are required to adhere to when making decisions on applications. The members noted receipt of the documents.

68. Issue of cars double parking along the road during Gawton Gravity hub events

This issue had been brought up at the Footpath & Environment meeting on 7th March 2023. This Committee noted that the road in question is outside of the Parish, so no action can be taken, but asked the Clerk to pass on their concerns to Gulworthy Parish Council, with a request they pass on our concerns to Devon Highways and Gawton Gravity.

69. Correspondence

There was no correspondence.

70. Questions from any members of the public

There were no members of the public present at the meeting.

The Chair thanked the members for attending the meeting and closed the meeting at 7.54 pm.

Signed by the Chair of the Committee

Signed this date 27th June 2023